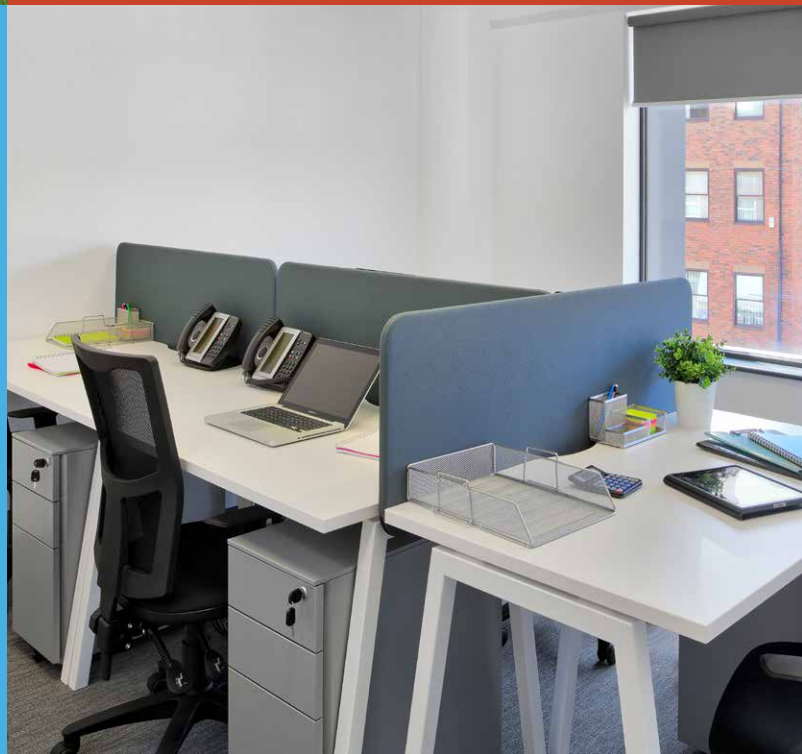


**4Orty**  
CAVERSHAM ROAD



**3 MINUTE WALK  
FROM READING  
STATION**

**SERVICED OFFICE  
SUITES FOR  
3-200 PEOPLE**



# A FANTASTIC WORKING ENVIRONMENT WHERE YOUR BUSINESS CAN FLOURISH...

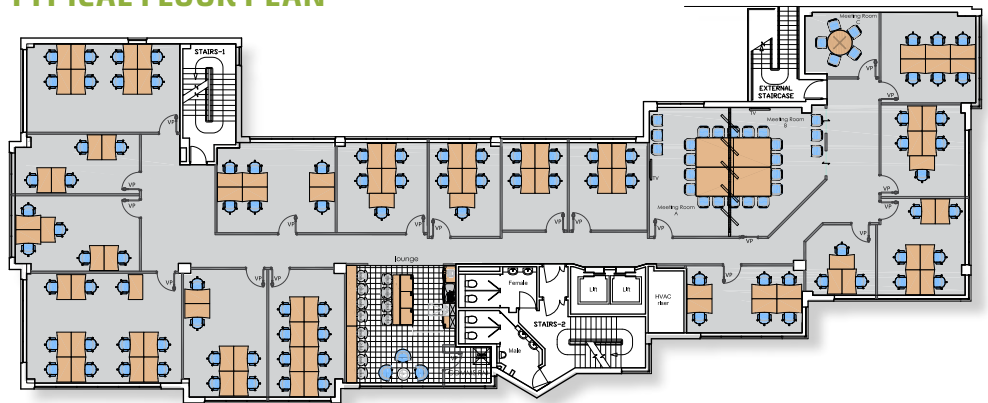
- A comprehensively refurbished self-contained building finished to an exceptional standard providing high-class offices suitable for 3 – 200 people.
- Business suites and serviced office accommodation offering a vibrant working environment, excellent natural light levels, break-out areas and meeting rooms, all approached from a stunning entrance reception.
- Fully-inclusive packages provide you with all you need to start work, on flexible contract terms that offer the potential to expand or contract into the future.

# A SIMPLE SOLUTION MEETS ALL YOUR OFFICE NEEDS

- High quality fit-out
- Comms rooms
- VOIP phone system
- Digital handsets
- High speed internet
- Dedicated bandwidth options
- Tea points
- Break-out areas
- Staffed main reception
- Co-working
- Meeting rooms
- Mail delivery/collection
- Security / CCTV
- 24/7/365 access
- Comfort cooling
- Business rates
- Service charges
- Maintenance
- Utilities
- Statutory compliance
- Passenger lifts
- Disabled WC facilities
- Cycle racks
- Shower
- On-site parking
- EPC D95



## TYPICAL FLOOR PLAN



## LOCATION

- Situated in Reading town centre
- 500m from Reading Station with frequent services to London Paddington and other major UK cities
- Crossrail will run to and from Reading in 2019 with direct rail links to Heathrow
- 750m from The Oracle shopping and leisure complex
- Just off the Inner Distribution Road with immediate access to the A33 and J11 of the M4



**40rty**  
CAVERSHAM ROAD

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